



Committed to the future of rural communities.

United States Department of Agriculture
Rural Development

TO: Participating GRH Lenders

FROM: Iowa's USDA, Rural Development Single Family Guaranteed Rural Housing Program (GRH) – June 2006

**** PLEASE DISTRIBUTE TO ALL WHO UTILIZE THE GRH PROGRAM ****

NEW NEWS

June is **HOMEOWNERSHIP MONTH**.

Join us during one of **four opportunities for interactive discussion** of the GRH program.

June 6th – 14 ICN sites across Iowa

June 8th – Iowa City

June 14th – Harlan

June 15th – Newton

See attachments for further details.

☆☆☆☆☆☆

JUNE 2006 IS NATIONAL HOMEOWNERSHIP MONTH

News Release by Under Secretary Thomas C. Dorr

<http://www.rurdev.usda.gov/rd/newsroom/2006/2006HomeownershipMo.html>

☆☆☆☆☆☆

Visit <http://www.whitehouse.gov/news/releases/2006/05/20060524-6.html> for

National Homeownership Month, 2006

A Proclamation by the President of the United States of America

☆☆☆☆☆☆

Five Star Commitment To Expand Rural Minority Homeownership

- ★ Lowering Fees To Reduce Barriers to Minority Homeownership
- ★ Doubling the Number of Self-Help Participants By 2010
- ★ Increasing Participation by Minority Lenders through Outreach
- ★ Promoting Credit Counseling and Homeownership Education
- ★ Monitoring Lending Activities to Ensure 10 Percent Increase In Minority Homeownership

Iowa GRH Handbook **Updates:**

☒ Exhibit H, original signatures are no longer required for 1980-21

Public Notice -- Eligibility status of **Grimes** Corporation and adjacent rural areas, specifically, Jefferson Twp 80-81 N sections 20&29-32. Also, Webster Twp.79N Sections 5&6

The USDA, Rural Development Area Staff conducted a review of the Grimes Area and determined the area was no longer eligible for Rural Development Rural Housing Programs.

The formal notice was given based upon CFR3550, Handbook 1. This decision is effective April 24, 2006.

PROCESSING

Imaged signatures are now acceptable on form 1980-21, Request for Guarantee!

Calculation of the 2.00% GRH fee has been an issue. The GRH fee is calculated upon the loan amount rather than the purchase amount. When loaning for the GRH fee, please note that the calculation is slightly different. Examples:

\$98,000 purchase price	\$98,000
\$2,000 closing costs to be financed	+ 2,000
GRH fee to be financed	\$100,000 / .98 =
	\$102,040.81 = Total Loan
	GRH Fee = \$2,040.81

\$150,000 purchase price	\$150,000 * .02 = \$3,000
	GRH Fee = \$3,000

NEW ADMINISTRATIVE NOTICES (ANs)

ANs for the last 12 months may be found at http://www.rurdev.usda.gov/regs/an_list.html.

AN 4184 – GRH Lender Real Estate Owned Property Disposition Plans *servicing*

The purpose of this AN is to clarify the provisions of RD Instruction 1980-D regarding the content and submission requirements for Single Family Housing Guaranteed Loan Program (SFHGLP) lender real estate owned (REO) property disposition plans.

This AN replaces and is substantially similar to AN No. 4066 issued on April 5, 2005.

AN 4179 - GRH Acceptable Alternative Documentation to Verify the Applicant's Employment Income

The purpose of this AN is to elaborate upon the acceptable forms of employment income verifications for loans guaranteed under the SFHGLP. The Rural Housing Service (RHS) will accept verification methodologies similar to those currently acceptable to the residential mortgage industry, secondary markets, and other Federal agencies.

This AN replaces RD AN No. 4070 (1980-D) dated April 1, 2005.

AN 4178 – GRH Determining Repayment Income for Self-Employed Applicants

The purpose of this AN is to clarify how to properly analyze a self-employed applicant's loan application for repayment ability.

This AN replaces RD AN No. 4069 (1980-D) dated April 1, 2005.

UPCOMING EVENTS

June is Home Ownership Month – Please join us in the celebration!

USEFUL INFO

Iowa GRH Handbook & Newsletters <http://www.rurdev.usda.gov/ia/rhsq.html>

Property & Income Eligibility <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

RD Properties for Sale <http://www.resales.usda.gov/>

USDA, Rural Development <http://www.rurdev.usda.gov/>

Iowa USDA, Rural Development <http://www.rurdev.usda.gov/ia/>

USDA, Rural Development offices will be **closed** on the following days:
Tuesday, July 4, 2006 – Independence Day

Iowa State Office Single Family Housing Staff

Bruce McGuire, Program Director - bruce.mcguire@ia.usda.gov

Heather Honkomp, Single Family Housing Specialist - heather.honkomp@ia.usda.gov

Mary Beth Juergens, Single Family Housing Specialist – mary.juergens@ia.usda.gov

LindaKay Rhoades, Single Family Housing Specialist - linda.rhoades@ia.usda.gov

Lender Assignments to **RD offices** are based upon the location of the customer's main office. Iowa RD offices may be found at http://www.rurdev.usda.gov/ia/la_locations.html (click on the address or type it into your browser)

To **request changes to our email list** such as removals or additions, please e-mail heather.honkomp@ia.usda.gov with your request. Be sure to include contact name, business name, location, phone number, and email address. We appreciate your assistance with the maintenance of our email list.

210 Walnut Street, Room 873 · Des Moines, IA 50309
PHONE: 515-284-4663 · FAX: 515-284-4859 · TDD: 515-284-4858 · www.rurdev.usda.gov/ia

USDA Rural Development is an equal opportunity lender, provider and employer.
Complaints of discrimination should be sent to: USDA, Director, OCR, Washington, D.C. 20250-9410



This session is your opportunity to review IFA compliance and rules for underwriting RHS loans, especially for IFA participating lenders.

Who should attend:

IFA participating lenders who are

- New to IFA FirstHome and FirstHome Plus, or who want a refresher
- New loan originators
- Managers, processors, underwriters, loan assistants or others involved in the underwriting process for IFA borrowers

Email the information below to jennifer.amodeo@iowa.gov by Wednesday May 24 to participate.

Name of Person(s) Attending

Name of Lending Institution

Daytime Phone Number

Email Address

Preferred site from list to the right:

IFA *FirstHome* Lender Training June 6, 10:00 am to 12:30 pm

Join us in an interactive discussion with a special guest from Washington, D.C. USDA's Single Family Housing Guaranteed Loan Division Director, Roger Glendenning is joining Heather Honkomp & Mickey Carlson to discuss the use of Rural Development's Guaranteed Rural Housing program (GRH) with IFA's FirstHome programs to assist rural first time homebuyers.

ORIGINATING:

Urbandale Public Library
3520 86th St.
Room Location: Turn right after entering main lobby, ICN room is located on the left
URBANDALE
(515) 331-6765

REMOTE SITES:

Charles City High School
1 Comet Drive, Room 111
CHARLES CITY
(641) 247-6510

Archdiocesan Pastoral Center
1229 Mount Loretta
Room Location: B111
DUBUQUE
(563) 556-2580

North Scott Senior High School
200 S 1st St.
ELDRIDGE
(563) 285-9081

Fort Dodge Public Library
424 Central Avenue
FORT DODGE
(515) 573-8167

Glenwood Senior High School
400 Sivers Rd.
GLENWOOD
(712) 527-4897

LeMars Community High School
921 3rd Ave., SW
LEMARS
(712) 546-4153

Iowa Valley Community College District 2
3702 South Center St.
Continuing Education Ctr., Room 527
MARSHALLTOWN
(641) 752-7106

Mount Pleasant High School
2104 S Grand
MOUNT PLEASANT
(319) 385-7700

Oelwein National Guard Armory
201 10th St., ICN Classroom
OELWEIN
(319) 283-3088

Osceola Public Library
300 S Filmore St.
OSCEOLA
(641) 342-2237

Indian Hills Community College-7
651 Indian Hills Drive
Videoconferencing & Training Center
OTTUMWA
(641) 683-5228

Perry National Guard Armory
2930 Willis Avenue, 2168 Trans Co
ICN Room
PERRY
(515) 252-4651

Spencer High School
800 East 3rd St.
SPENCER
(712) 262-1700

****Special Note:** If you are attending a session at a National Guard Armory you will be required to show a valid ID to enter the premises.
****If you are having problems with the ICN site you are attending please contact the ICN Help Desk at 515-242-3182 and refer to Reservation Number 520692.**

In recognition of

HOME OWNERSHIP MONTH

Iowa USDA, Rural Development

Invites you to attend

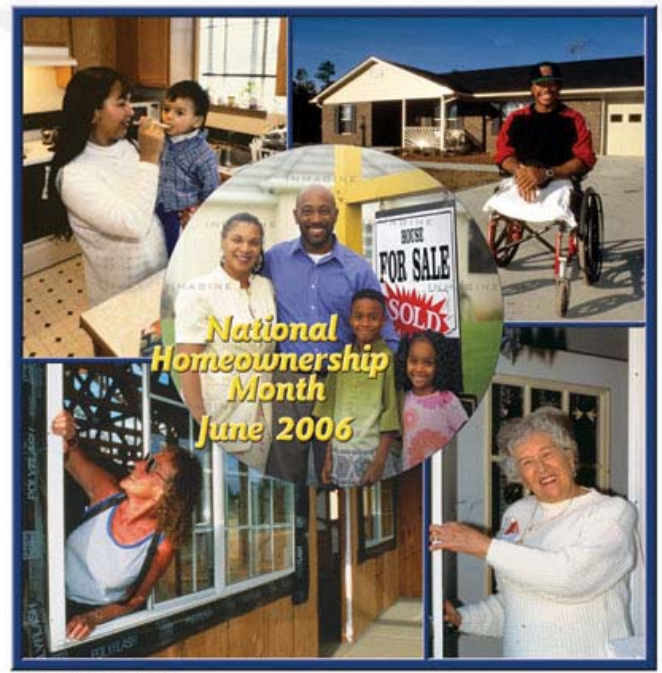
One of three informational meetings
For the
Guaranteed Rural Housing Program

Thursday, June 8, 2006
10:00 am to 12:00 pm
Iowa City Area Association of Realtors
438 Hwy 1 West
Iowa City

Wednesday, June 14, 2006
1:00 p.m. to 3:00 p.m.
Public Library
718 Court Street
Harlan

Thursday, June 15, 2006
1:00 p.m. to 3:00 p.m.
Des Moines Area Community College
600 North 2nd Ave W., Room 118
Newton

RSVP
heather.honkomp@ia.usda.gov
515-284-4486



**Own
Your *FUTURE***

